

In 2004



ELDECO

created a new benchmark in

Gurgaon

Eldeco Mansionz, Sohna Road, Gurgaon



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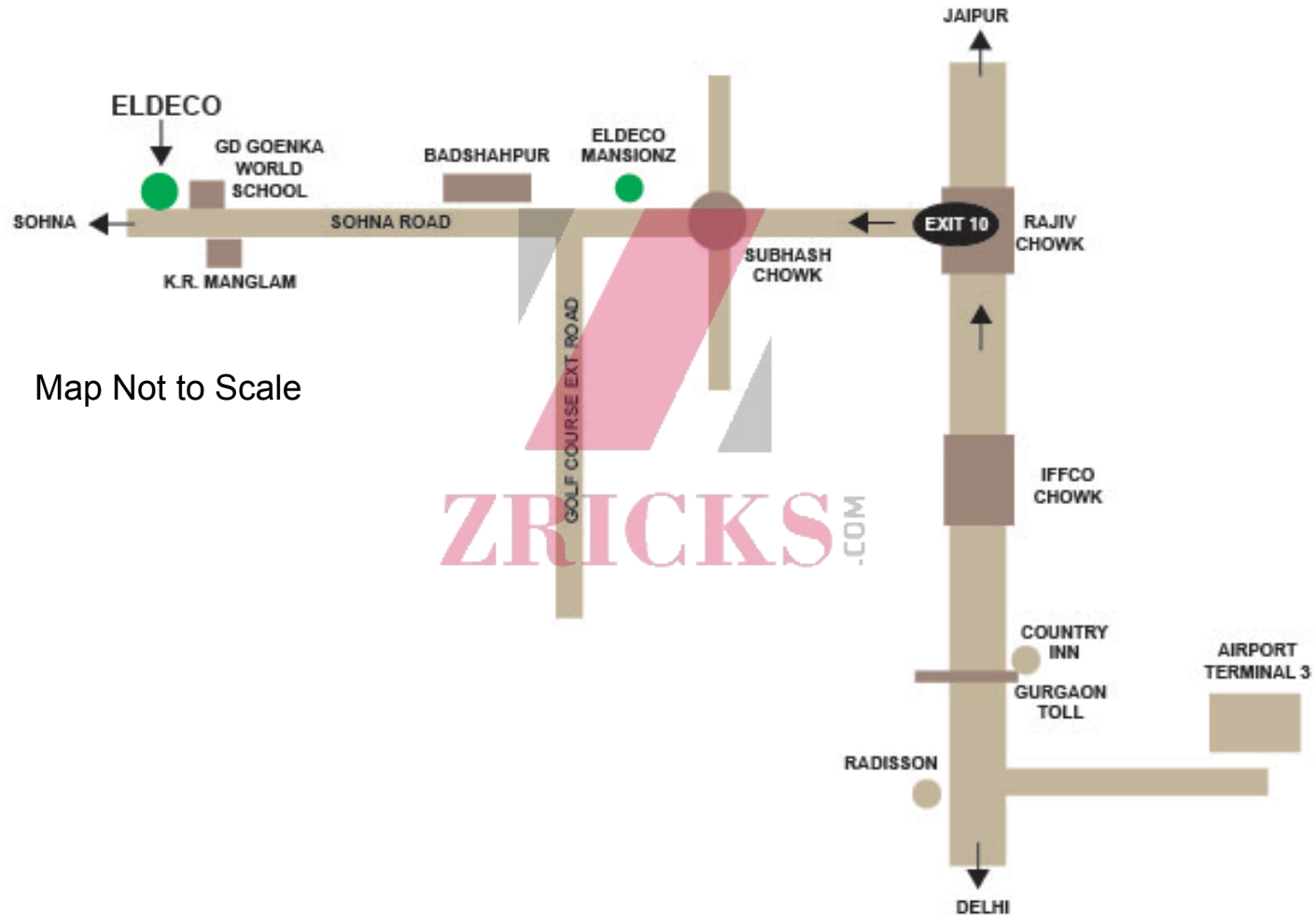


Coming Soon! Eldeco Project on Sohna Road

- Value added housing on Sohna road in close proximity to Gurgaon
- Built on 13 acres of prime land right on main Sohna road
- Premium gated complex with 2-3 Bedroom High-rise apartments
- Club, extensive landscaping, power back-up, security
- Commercial area for convenient shopping
- Affordable pricing



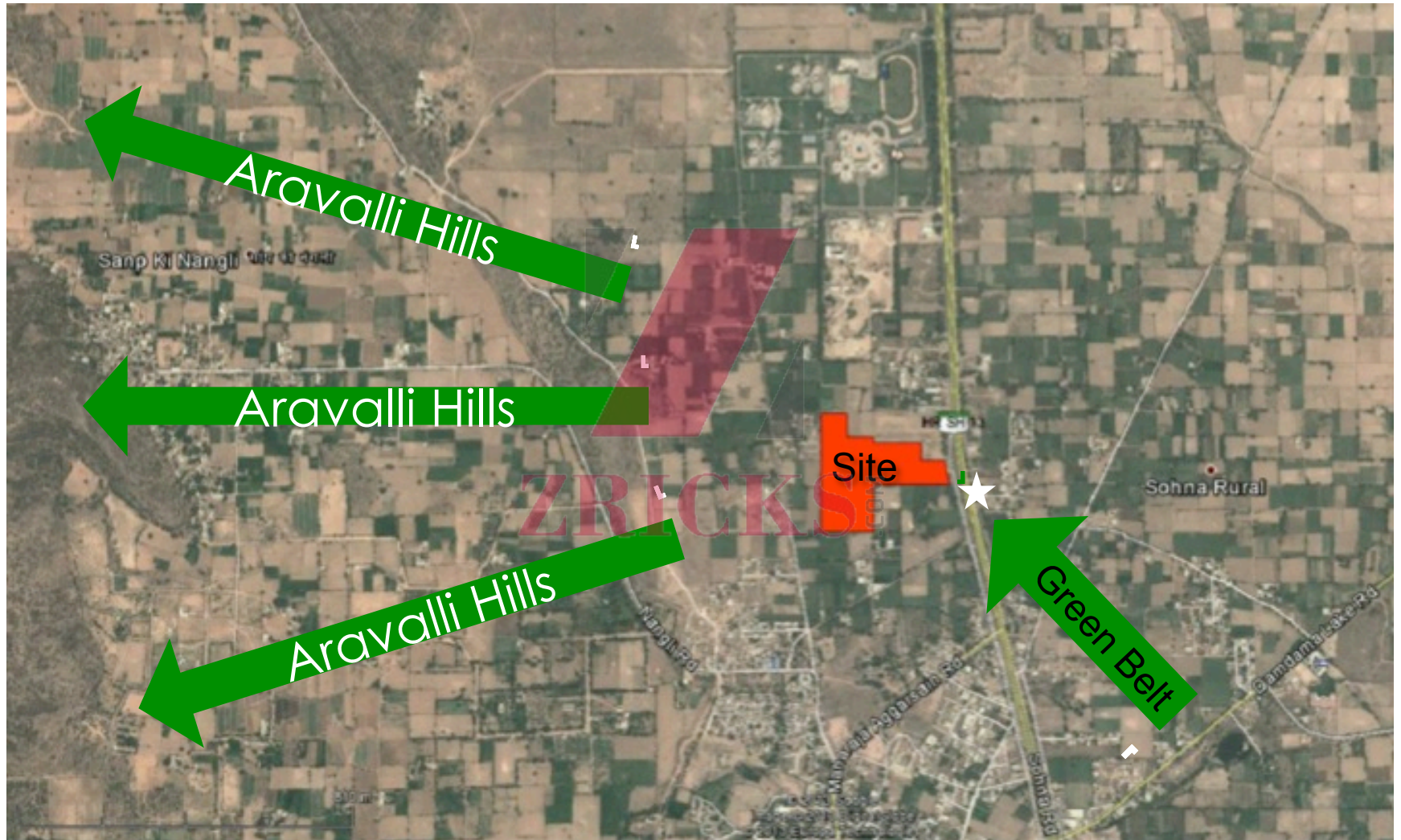
Site Location Map



Map Not to Scale

For internal discussion only

Site Location



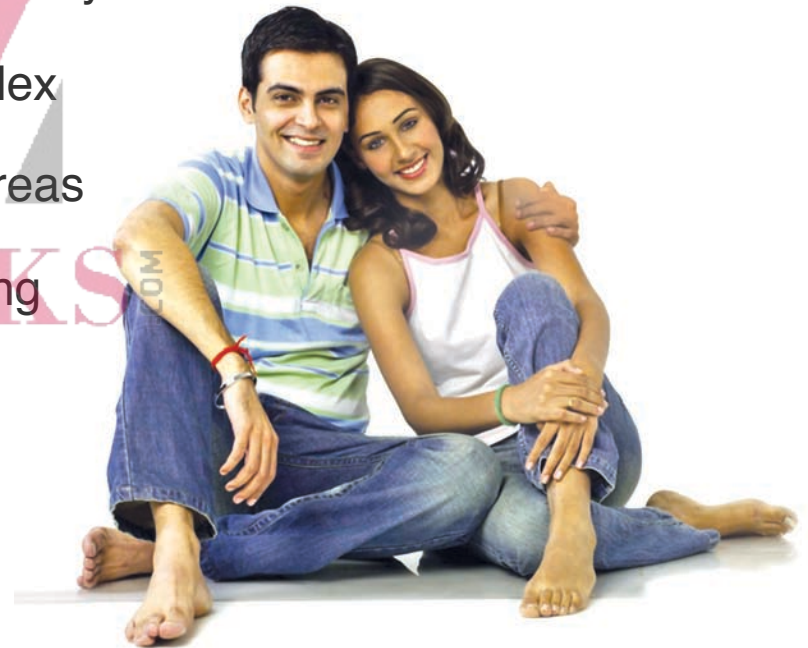
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Location Advantage

- Location in Sec 2, Sohna right on Sohna road adjacent to GD Goenka School
- Location on main Sohna road, close to Gurgaon's main commercial sectors
- 15-18 minutes drive from Rajiv Chowk
- Schools & College in the near vicinity (eg. GD World Goenka School and KR Manglam University)
- 5-10 minutes drive from Golf course extension road
- 30 minutes drive from International Airport
- Site overlooking Aravalli Hills

Premium Facilities For Better Living

- 2-3 Bedroom high rise apartments
- Club with party hall and lawns
- Gated Complex with power back-up, security
- Designated sports area within the complex
- Landscaped greens and children play areas
- Commercial area for convenient shopping
- Public greens and relaxation zones



Expression of Interest (EOI)

Non-binding expression of interest (EOI) invited for Eldeco upcoming project on Sohna road at the below mentioned indicative sizes and pre-launch price				
Unit Configuration	2 Bedroom	3 Bedroom	3 Bedroom + Store	3 Bedroom + Study
Indicative Saleable Area	Approx. 1300 sq. ft	Approx. 1550 sq. ft	Approx. 1850 sq. ft	Approx. 2100 sq. ft
Indicative Accommodation	2 Bedrooms + Drawing/Dining + Kitchen + 2 Toilets	3 Bedrooms + Drawing/Dining + Kitchen + 2 Toilets	3 Bedrooms + Drawing/Dining + Kitchen + Store + 3 Toilets	3 Bedrooms + Study + Drawing/Dining + Kitchen + 4 Toilets
Indicative Price (Indicative total price excludes stamp duty & registration for a typical 10th and higher floor units. This include one complementary car parking	Rs 4250/- per sq. ft	Rs 4250/- per sq. ft	Rs 4250/- per sq. ft	Rs 4250/- per sq. ft
Floor Premium	Ground to 2 nd floor: Rs 150/- per sq. ft	Ground to 2 nd floor: Rs 150/- per sq. ft	Ground to 2 nd floor: Rs 150/- per sq. ft	Ground to 2 nd floor: Rs 150/- per sq. ft
	3 rd to 5 th floor: Rs 75/- per sq. ft	3 rd to 5 th floor: Rs 75/- per sq. ft	3 rd to 5 th floor: Rs 75/- per sq. ft	3 rd to 5 th floor: Rs 75/- per sq. ft
	6 th to 9 th floor: Rs 50/- per sq. ft	6 th to 9 th floor: Rs 50/- per sq. ft	6 th to 9 th floor: Rs 50/- per sq. ft	6 th to 9 th floor: Rs 50/- per sq. ft

Indicative extra charges: Rs 300/- per sq. ft. EDC/IDC as per actuals. Other levies include service tax, VAT and any other taxes that may be applicable

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Eldeco Group Profile

- The Eldeco Group is the leader in real estate development in 10 cities of North India
- Vast experience in Group Housing, Township Development, Shopping Malls, Industrial Parks etc.
- Market leadership since 1975
- More than 15000 houses delivered
- Brand with a high recall in North India with timely execution and delivery
- More than 175 projects delivered, 30 under execution



Major Project-Delivered & Under Execution

INDUSTRIAL PARK

- Eldeco Sidcul Industrial Park, Uttarakhand – 1200 Acres

RESIDENTIAL TOWNSHIPS

- Eldeco County, Sonapat – 70 Acres
- Eldeco Estate One, Panipat – 180 Acres
- Eldeco Estate One, Ludhiana – 84 Acres
- Eldeco City, Lucknow – 150 Acres
- Eldeco Greens, Jalandhar – 84 Acres
- Eldeco Mansionz, Gurgaon – 18 Acres

Group Housing

- Eldeco Utopia, Noida – 800 Apartments
- Eldeco Green Meadows, Greater Noida – 950 Apartments
- ERG, Greater Noida – 375 Apartments
- Eldeco Aamantran, Noida – 1200 Apartments

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